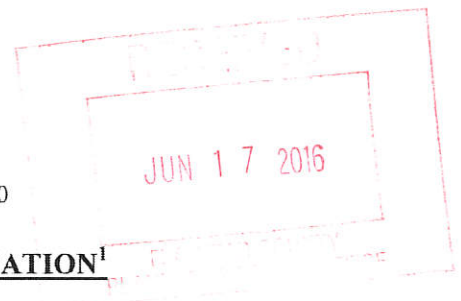


Flathead County Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



CONDITIONAL USE PERMIT APPLICATION¹

*Submit this application, all required information, and appropriate fee (see current fee schedule)
to the Planning & Zoning office at the address listed above.*

FEE ATTACHED \$ _____

PROPOSED USE (as described in the Flathead County Zoning Regulations):

Bed and Breakfast Establishment/Boarding House

OWNER(S) OF RECORD:

Name: Steven and Julie Kruger Phone: 214-457-3378

Mailing Address: 2620 Big Mountain Rd

City, State, Zip Code: Whitefish, MT 59937

Email: _____

PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street

Address: 2620 Big Mountain Rd, WF, MT, 59937 S 11 T 31 R 22

Subdivision Tract Lot Block
Name: N/A No(s). 4C No(s). _____ No. _____

1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork Zoning District, SAG-5 zoning classification):

Flathead County Zoning District, R1

2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

A. Site Suitability.

The site is suitable for the use. This includes:

- (1) adequate usable space

Existing 4 bedroom home has two rooms and a bathroom that will be used by guests.

Ample guest parking, existing natural screening between property and neighbors, 2.13ac wooded property with direct access to property from Big Mountain Rd.

- (2) adequate access

Direct access from Big Mountain Rd. Guest will not pass any neighboring homes.

6 existing parking spaces are available.

- (3) absence of environmental constraints

No streams or wetlands on property. No changes to natural environment will occur.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

6 available parking spaces are currently in place. 2 parking spaces used by owner and daughter.

- (2) traffic circulation

Adequate traffic circulation on private road Smith Dr off Big Mountain Rd.

See attached photographs

- (3) open space

2.13 ac wooded lot. No additional structures will be built or changed.

- (4) fencing, screening

Adequate existing vegetative screening exists and will provide privacy for neighboring properties.

- (5) landscaping

Existing landscaping will remain. No changes will occur.

- (6) signage

One small, compliant sign will be used to direct guests.

- (7) lighting

Current dark sky lighting exists. No additional lighting will be required

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

- (1) sewer

Existing on-site septic system will be used. Currently only owner and his daughter live in 4 bedroom home. Laundry will be done off site when necessary.

- (2) water

Water from existing well.

- (3) storm water drainage

Small impervious surface. Natural infiltration occurs. No changes to be made to current drainage.

- (4) fire protection

Smoke detector and fire extinguisher in guest rooms. Big Mountain FD.

- (5) police protection

Provided by Flathead County Sheriff.

- (6) streets

Access by estate. No traffic will pass any neighboring homes.

D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

- (1) excessive traffic generation

Access by estate. No traffic will pass any neighboring homes.

Maximum of two additional vehicles in peak time.

- (2) noise or vibration

No additional noise or vibration will occur.

- (3) dust, glare or heat

Use will not generate dust or heat. Parking approximately 30 yards from Big Mountain Rd

- (4) smoke, fumes, gas, or odors

No additional smoke, fumes gas or odors will be generated.

- (5) inappropriate hours of operation

Check in and check out will occur during business hours.

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

- 4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics
- 4.02 Bed and Breakfast Establishments/Boarding Houses
- 4.03 Camp or Retreat Center
- 4.04 Caretaker's Facility in AG, SAG, and R-1 Districts
- 4.05 Cluster Housing Development in Residential Districts

- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:

Date _____ Planner's Signature _____

INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. An 'Adjoining Property Owners List' request form must be submitted with the application, with a separate fee (*see forms below*). The list will be sent directly to the Planning & Zoning office. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
 - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.

Owner(s) Signature (all owners must sign)

6-17-16

Date

Applicant Signature (if different than above)

Date

**Addendum to Kruger application for a conditional use permit at 2620 Big Mountain Rd, Whitefish, MT,
59937**

1. Our home consists of a basement, ground floor and a second story. All visitors to the BnB will stay exclusively on the ground floor that includes the two bedrooms and bathroom. No use of the basement or second floor will be allowed or available for any guests.
2. Parking Layout – See additional drawing
3. Mark Gregory Snow Plowing 406.257.5942 has been plowing and maintain road for many years. Find maintenance agreement between parties that has been assigned to our property.
4. Visitors to the BnB will not be allowed to use any outdoor facilities including the yard, deck and porch. This will nullify the chance of excessive noise.
5. Many large and thick trees are between our property and neighbor's property. Guests will be required to check in and check out during normal office hours.



JUN 27 2016

RESIDENCE

FRONT DOOR

30'6"

24' PARKING 1

RAMP

PARKING 2

13'

23'

18'

PARKING 3 24'

ROAD



JUN 17 2016



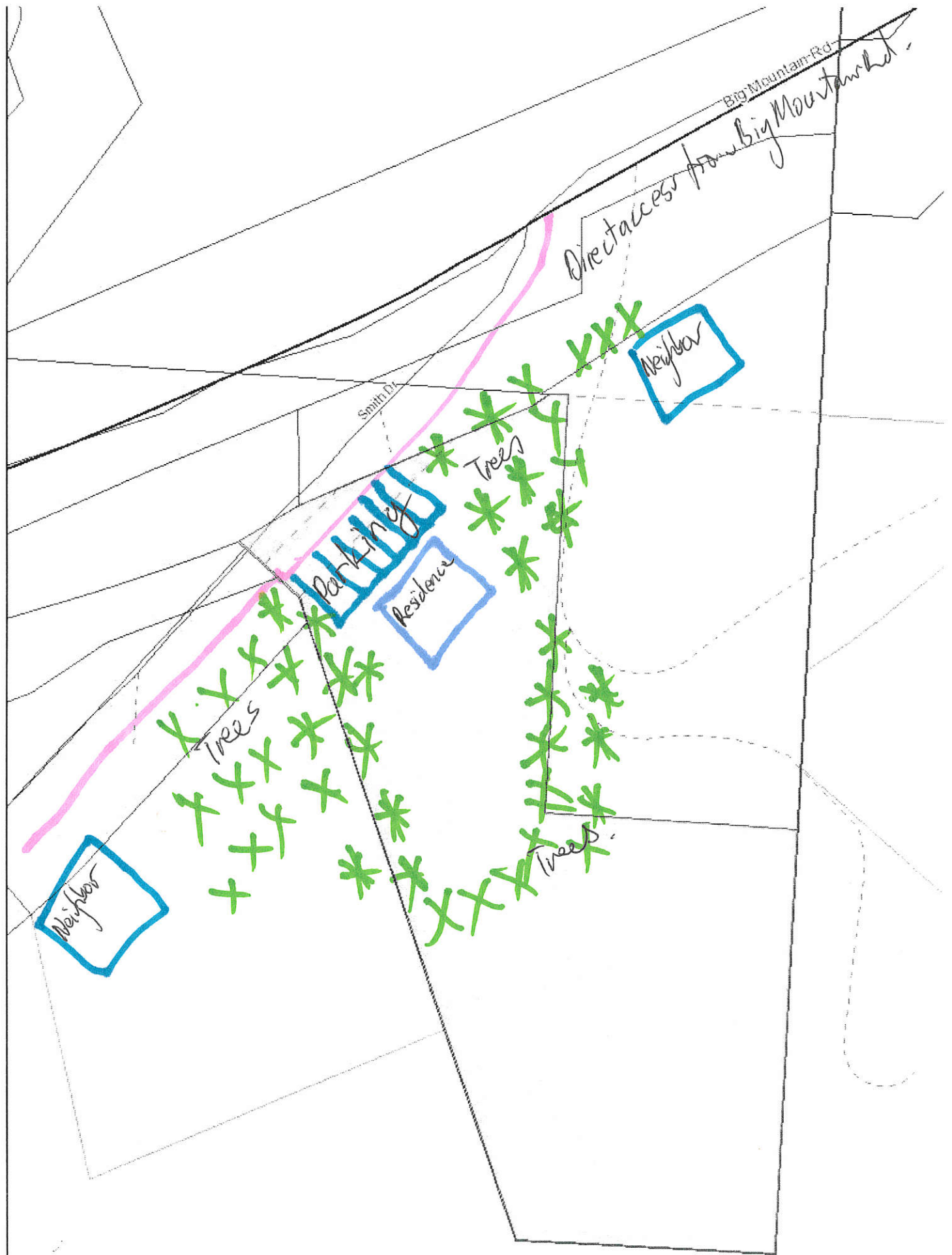
Natural Screen between D&B and neighbors.



JUN 17 2016



Natural screen between B & B and neighbors.



JUN 17 2016